

Lot 53, 224 Newlands Road, Cathcart, Glasgow,

G44 4EL

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



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## Property Information

### Heritable Bookmaker Investment

- Prominent Bookmaker Investment at an Busy Road Junction
- Lease Recently Extended to November 2028 (Subject to Option)
- Occupied by Ladbroke Betting and Gaming Limited (Trading As Coral) For Over 20 Years
- Located 5 miles south of Glasgow City Centre
- VAT Free Investment

#### Lot

53

#### Auction

13th July 2023

#### Rent

£12,600 per Annum

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

Roads A77, A726, M77

Rail Cathcart Railway Station (15 minutes to Glasgow Central Station)

Air Glasgow International Airport

### Situation

The property is located in Cathcart, a popular residential area to the south of Glasgow City centre. Situated at an important junction between Newlands Road and the B762, Clarkston Road, with good links to the north and south. Close by on Clarkston Road there is a popular retail parade with many local traders. Cathcart Railway Station is located close to the property with direct links to Glasgow Central Station

### Tenure

Heritable. Scottish Equivalent of English Freehold

### Description

The property comprises a ground floor retail unit within a larger 4 storey building (upper floors in residential use and in separate ownership).

### VAT

VAT is not applicable to this lot.

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Floor	Retail	69.67 sq m	750 sq ft	LADBROKES BETTING AND GAMING LIMITED (1)	16 years from 29/11/2012 to 27/11/2028 (2)	£12,600 (4)	
<b>TOTAL</b>		<b>69.67 sq m (3)</b>	<b>750 sq ft (3)</b>			<b>£12,600</b>	

(1) For the year ending 31/12/2021, Ladbrokes Betting and Gaming Ltd reported a Turnover of £670,147,000, a Pre-Tax Profit of negative £4,554,000 and a Net Worth of £1,100,052,000 (NorthRow 19/06/2023).

(2) The lease provides for a tenant option to determine the lease on 27/05/2026 and 27/11/2027. Please see the legal pack for further information.

(3) The floor areas stated above are those published by the Scottish Assessors Association ([www.saa.gov.uk](http://www.saa.gov.uk)).

(4) Rent of £12,600 pa is payable from 28/11/2023. See the legal pack for further information

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## Contacts

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September 2020